

EST.  1993

JENNIE JONES

ESTATE AGENTS



St.Johns Road, Saxmundham, IP17 1BD

GUIDE PRICE

£455,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; KITCHEN/DINING ROOM; STUDY; BATHROOM; SNUG/PLAYROOM;
THREE DOUBLE BEDROOMS; POTENTIAL ANNEX WITH SITTING/DINING ROOM; KITCHEN AND
DOUBLE BEDROOM; GARDENS; TWO GARAGES AND OFF ROAD PARKING.**

THE PROPERTY: This substantial detached chalet residence offers extremely spacious family accommodation over two floors. Situated in one of the most sought after areas in the market town of Saxmundham and the property is within walking distance of the town centre and benefits from gas fired heating and double glazing. The current owner has created an internal annex which needs some minor works finishing and this would serve well as such or has letting/air bnb (subject to current regulations) potential but also could easily be reincorporated into the main property to provide extra accommodation. Seemingly perfect for the family viewing is strongly recommended.

Enter via the front door into a spacious entrance hall with stairs to the first floor and which gives access to the annex rooms and a snug/playroom and study. The large sitting room has a fireplace which houses a log burner and there is a wide opening which leads to a separate area ideal as a TV room. The kitchen/dining room has a range of fitted units with fitted worksurface, deep glazed sink with drainer inset, Rangemaster cooking range with cooker hood over, built in fridge and double doors to garden. The ground floor bathroom has a roll topped bath with shower mixer tap, separate shower cubicle, WC and pedestal washbasin. Also on the ground floor is the potential annex which has a sitting room with double doors on to a small, private courtyard - ideal for sitting out, fitted kitchen with fitted units having natural timber worksurfaces, deep glazed sink inset, built in fridge, split level cooker with 4 ring electric hob and eye level oven. Off the kitchen is a cloakroom with washbasin and WC and the bedroom (a double) has the bath sitting on a tiled plinth. On the first floor is a landing, two interconnecting double bedrooms and a further double bedroom with en-suite cloakroom. Outside, as you face the property, there is a drive on the left hand side which provides off road parking and leads to a double garage with up and over door, on the right hand side is another driveway which leads to a single garage/workshop with, at the back a spacious utility room with plumbing for washing machine and fitted sink and there is a cloakroom with WC and washbasin. The garden at the rear enjoys a southerly aspect and has a patio and is laid to lawn with hedging.

LOCATION: Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service via Ipswich to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

LOCAL AUTHORITY
 East Suffolk District Council, Council Offices,
 East Suffolk House, Station Road, Melton,
 Woodbridge, IP12 1RT
 01394 383789

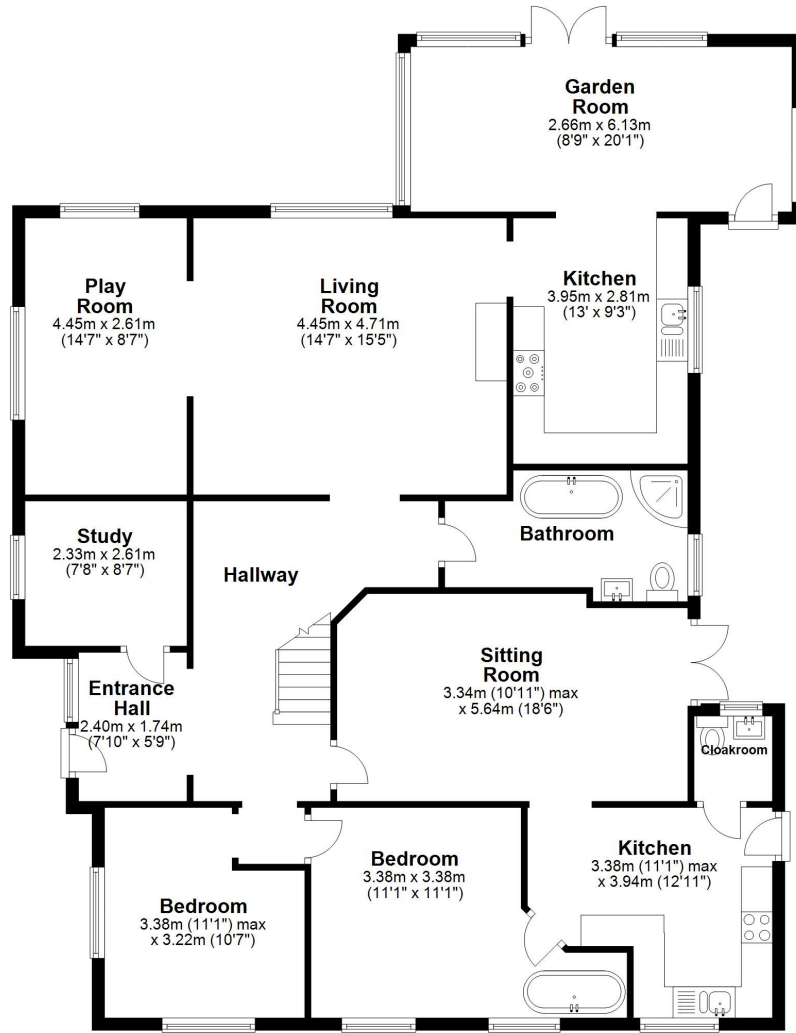
COUNCIL TAX BAND: D

SERVICES: Mains water, electricity and
 drainage are available to the property.
 Central is provided by a gas fired boiler
 located in the Annex cloakroom with
 radiators throughout the property

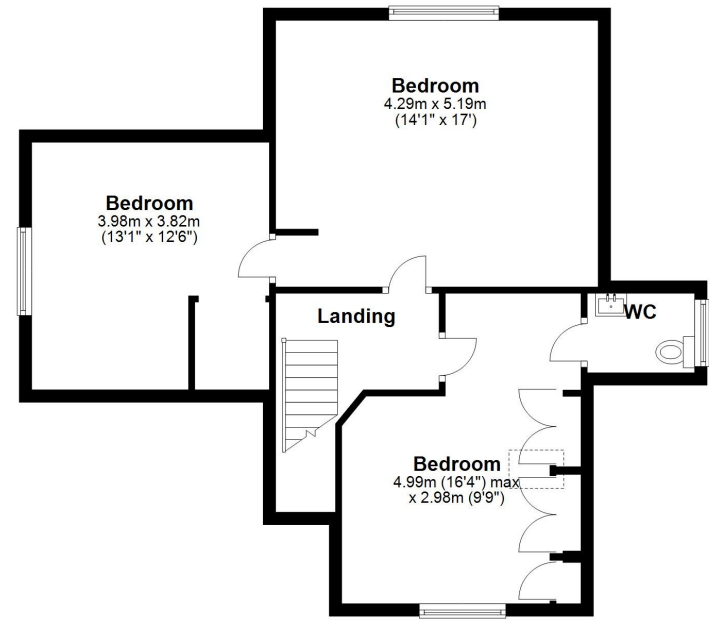
VIEWING
 By appointment through Jennie Jones Estate
 Agents:
SAXMUNDHAM OFFICE(01728) 605511
 email: saxmundham@jennie-jones.com

EPC RATING = E

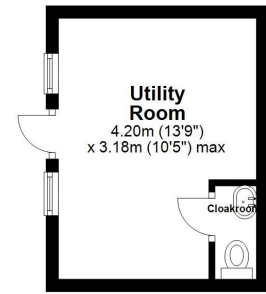
Ground Floor
 Approx. 153.8 sq. metres (1655.3 sq. feet)



First Floor
 Approx. 63.6 sq. metres (685.0 sq. feet)



Utility Room
 Approx. 13.3 sq. metres (143.7 sq. feet)



Total area: approx. 230.8 sq. metres (2483.9 sq. feet)
 Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









